



**10 Albion Drive, Droylsden, M43 7NP**

**£1,200**

- Three Bedroom Renovated Property
- Off Road Parking
- Surrounded by Local Amenities
- Available Immediately
- EPC: D
- End Quasi-Semi
- Rear Garden
- Great Transport Links
- Council Tax: A
- Deposit: £1384



Nestled in the sought-after area of Albion Drive, Droylsden, this charming end-terrace house offers a delightful blend of modern living and classic character. Built in 1930, the property has been thoughtfully modernised, making it an ideal choice for families or professionals seeking a comfortable home.

Spanning 753 square feet, the house features a welcoming reception room that provides a perfect space to relax. The property boasts three well-proportioned bedrooms, including two doubles with built in wardrobes and a good-sized single, ensuring ample accommodation for all your needs. The modern bathroom has been tastefully updated, providing a fresh and inviting atmosphere.

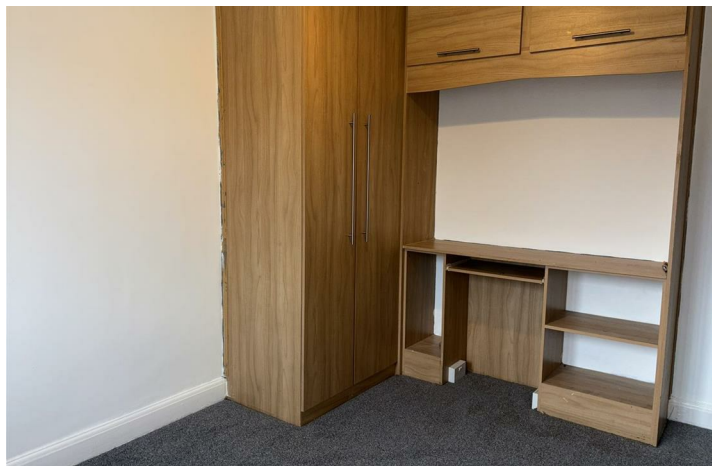
One of the standout features of this home is the lovely garden, which offers a fantastic outdoor space for gardening enthusiasts or those who simply wish to enjoy the fresh air. Additionally, the property benefits from off-road parking for two vehicles, which is a valuable asset in this popular location.

Having undergone recent renovations, this home is ready for immediate occupation, allowing you to settle in without delay. With its convenient location and modern amenities, this property presents an excellent opportunity for those looking to establish themselves in a vibrant community. Don't miss the chance to make this delightful house your new home.

To arrange a viewing, please call Kingsdale Estates on 0161 560 2915.



Council Tax Band: A



### Hallway

4'7" x 4'1"

### Living Room

12'9" x 12'1"

### Kitchen

8'4" x 16'0"

### Bathroom

4'11" x 5'2"

### Bedroom One

9'10" x 9'10"

### Bedroom Two

10'11" x 8'6"

### Bedroom Three

8'0" x 6'6"

### Disclaimer

Kingsdale Estates have received confirmation from the Landlord or Seller that all information within the particulars are correct. In the event of the property being a leasehold, Kingsdale Estates would have requested all relevant information in advance. Although we believe all material in the marketing to be correct, we would advise interested parties to satisfy any queries prior to reaching a legal agreement.

### Anti Money Laundering

**MONEY LAUNDERING** If you are thinking of Buying, Selling, Renting or Investing in Property, please note, that it is our obligation to comply with the following Acts of Parliament: 1) The Money Laundering Regulations Act 2003 2) The Proceeds of Crime Act 2002 3) Terrorism Act 2000 (as amended by the anti-terrorism Crime and Security Act 2001)





### Viewings

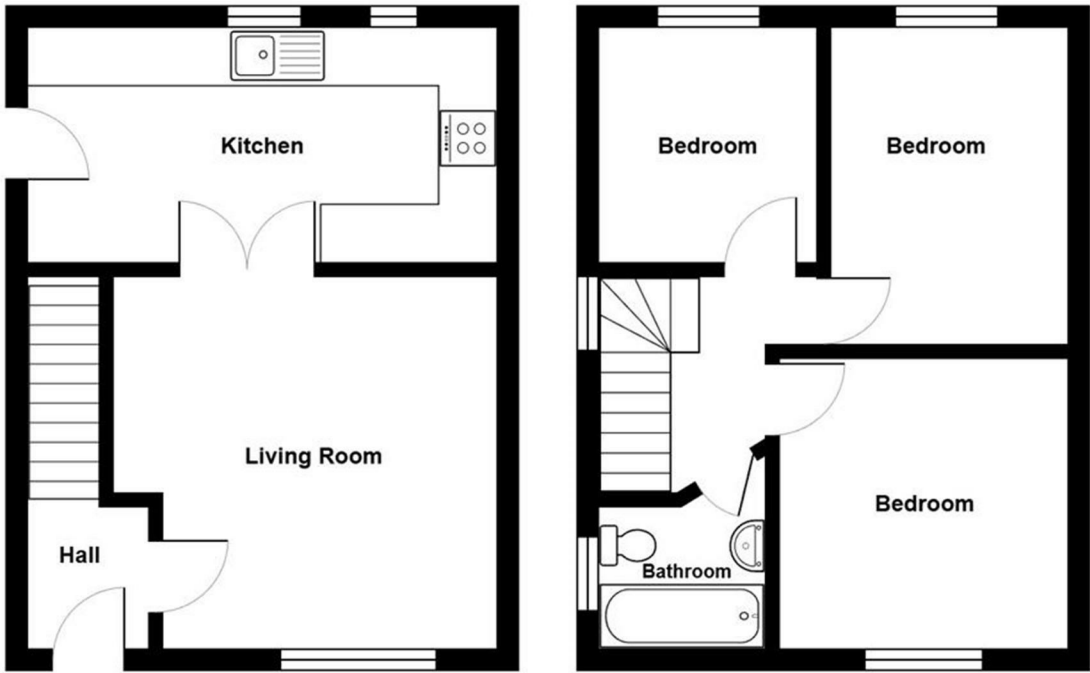
Viewings by arrangement only. Call 0161 560 2915 to make an appointment.

### EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		81
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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All measurements are approximate and for display purposes only